

# LEASE

## 1110 BROADWATER AVE

1110 Broadwater Ave Billings, MT 59102



**PRICE REDUCED**      \$4,197.00 + utilities

**SIZE**                      2,798 SF

**Nathan Matelich, CCIM**  
(406) 781-6889

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Lease Rate  
Reduced to

**\$4,197.00**  
**PER MONTH**

## OFFERING SUMMARY

Building Size:	7,492 SF
Available SF:	2,798 SF
Lot Size:	28,000 SF
Year Built:	1952
Renovated:	2023
Zoning:	CMU1-Corridor Mixed Use 1

## PROPERTY OVERVIEW

2,798 SF Retail/Restaurant Space  
Previously Edible Arrangements/Red Truck Real Estate  
Large Retail or Seating Area  
Serving Counter  
Plumbed for 3 Bay Wash Sink & Hand Washing Sinks  
2 Bathrooms  
Kitchen Area or Back Storage Area  
Ability to Add 2nd Floor Managers Office  
Ability to Add Walk in Cooler (Electrical Installed)  
Does Not Include a Kitchen Hood  
\$14 PSF NNN  
NNN \$4 SF

## LOCATION OVERVIEW

1110 Broadwater Ave part of Billings most recent retail redevelopments of a building that was previously known as the Suds Hut into a Class A retail center that received a modern facelift, ADA accessibility and a complete renovation This unit is ideal for any food service or restaurant requiring counter space and coolers (not hood or stove) or any business needing retail space with storage in the back.

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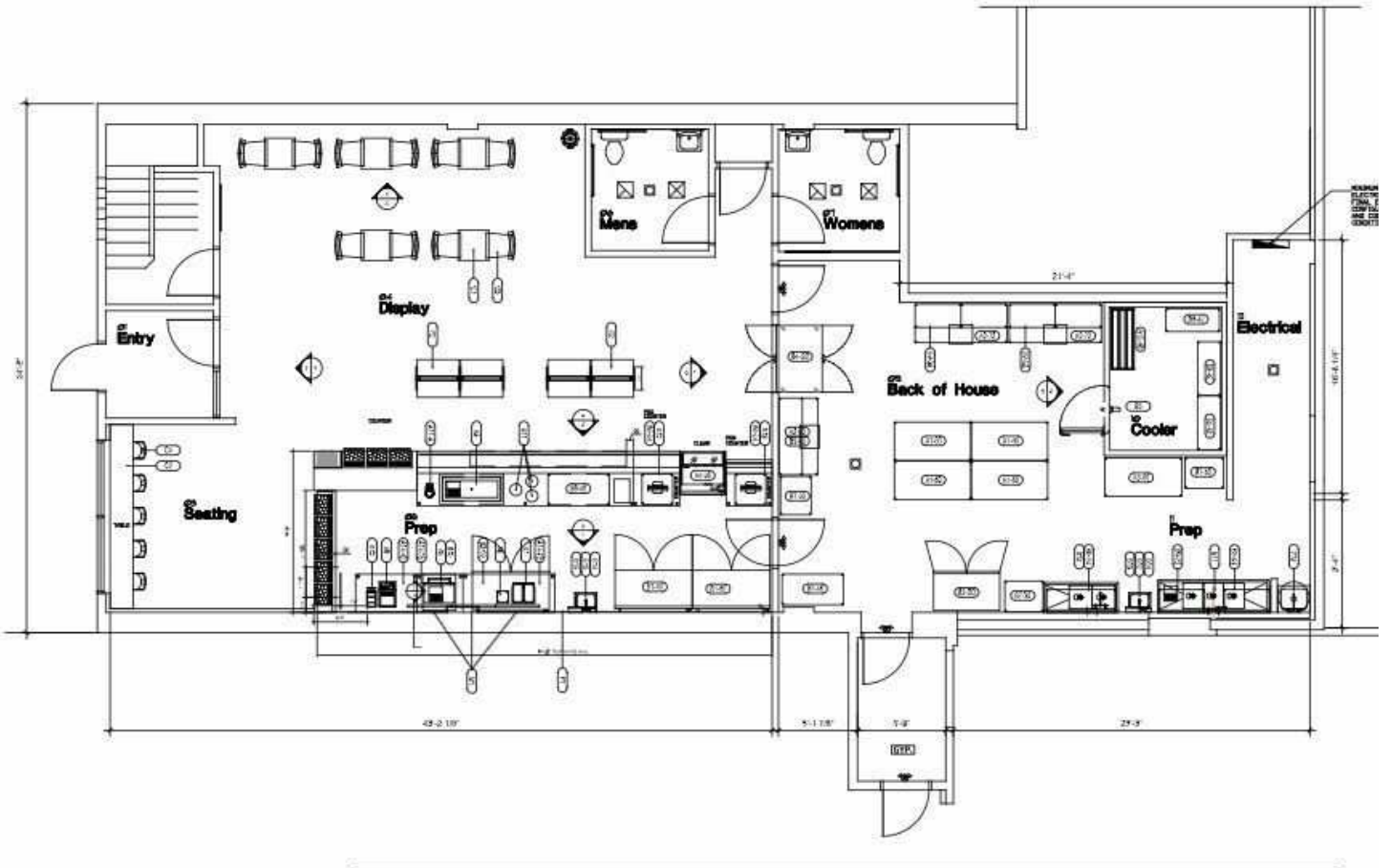
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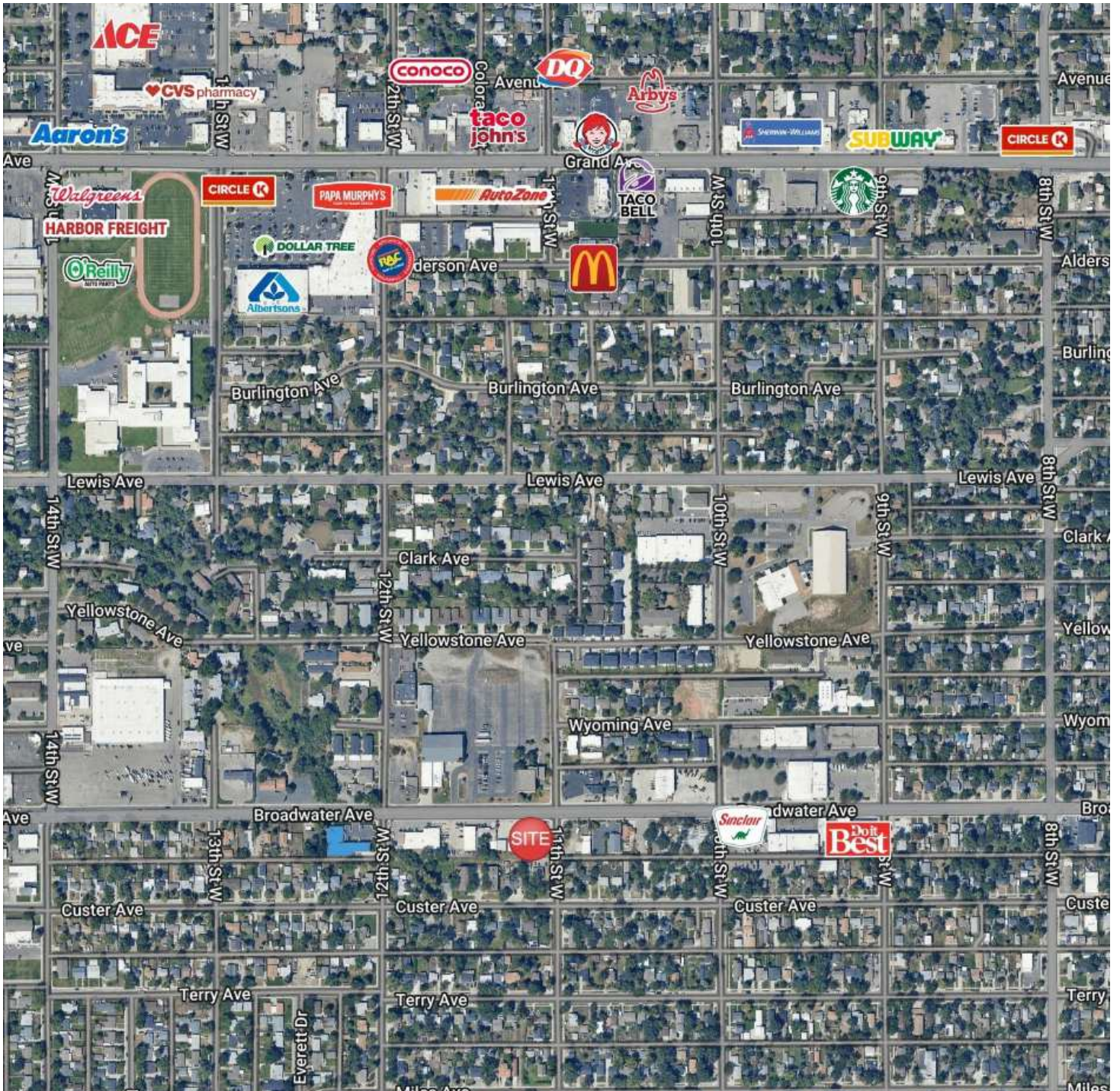


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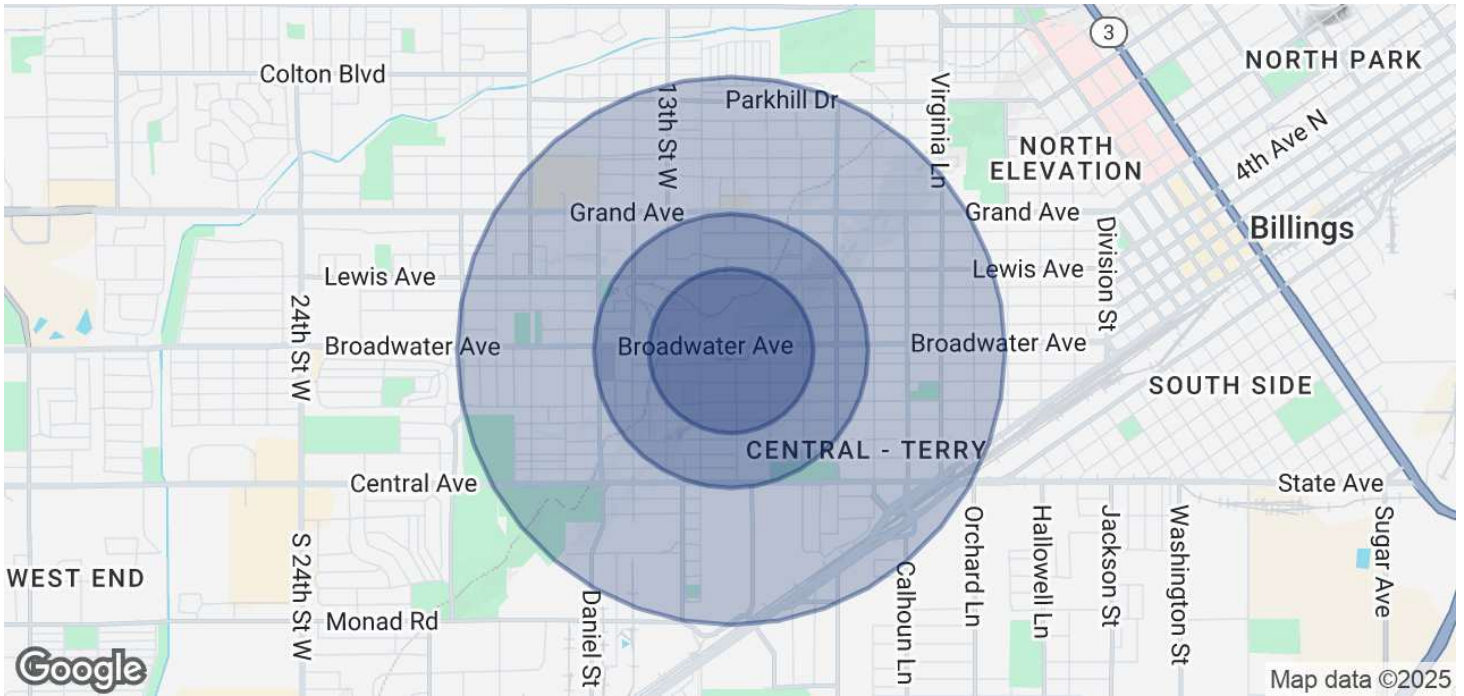
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	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
<b>POPULATION</b>			
Total Population	1,592	3,892	14,434
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	41	40	40
<b>HOUSEHOLDS &amp; INCOME</b>			
Total Households	770	1,848	6,765
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$76,132	\$72,085	\$74,112
Average House Value	\$282,629	\$280,464	\$302,218

Demographics data derived from AlphaMap

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